

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 17, 2004

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS (arrived at 3:04 p.m.), REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, CITY CLERK BARBARA JO (RONI) RONEMUS, and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Hall Plaza, Special Outside Posting Bulletin Board

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:02)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 17, 2004**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding four Easements between the City of Las Vegas and Woodside Homes for portions of Parcel Numbers 161-15-501-002, 161-15-602-001 and 161-15-702-001 located in the vicinity of Desert Inn Road and Hollywood Boulevard (\$836,777 - Sanitation Fund) - Clark County (near Ward 3 - Reese)

Fiscal Impact☐**No Impact****Amount:** \$836,777☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Sanitation Fund**PURPOSE/BACKGROUND:**

On 2/5/03, Council authorized staff to negotiate with Woodside Homes for land needed by the City's Waste Water Treatment Plant to construct a 96" pipeline. The land needed required Woodside to redesign an already developed Residential Site Plan. They lost many home site lots and portions of streets. We have now reached an agreement for the purchase and exchange of Easements needed by both parties and completed the Final Plat Map. Additionally, CLV is to remit the industry's standard 1% finder's fee associated with the project.

RECOMMENDATION:

Staff recommends approval to purchase an Easement and Rights-of-Way Grant from Woodside Homes and to issue Woodside Homes three Easements and receive credit against the total purchase price in the same square footage price increments.

BACKUP DOCUMENTATION:

1. Four Easements
2. August 8, 2003 letter
3. August 11, 2003 letter
4. Fee Invoice
5. Site map
6. Disclosure

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 17, 2004

Public Works

Item 1 – Discussion and possible action regarding four Easements between the City of Las Vegas and Woodside Homes for portions of Parcel Numbers 161-15-501-002, 161-15-602-001 and 161-15-702-001 located in the vicinity of Desert Inn Road and Hollywood Boulevard (\$836,777 - Sanitation Fund)

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that this matter concerns an easement the City is purchasing in order for the Wastewater Treatment Plant to construct the 96” pipeline to Lake Mead. Lots and streets had to be redesigned, but it saved the City a considerable amount of money in the long term. He recommended approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:02 – 3:03)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 17, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Odor Easement from the City of Las Vegas to the Board of County Commissioners of Clark County, Nevada, of consent by the Clark County Water Reclamation District pertaining to Parcel Number 161-10-401-004 located in the vicinity of Desert Inn Road and Hollywood Boulevard - Clark County (near Ward 3 - Reese)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

This Easement will allow the City of Las Vegas to gain the Certificate of Occupancy pertaining to the Waste Water Treatment Plant expansion.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Odor Easement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, reported that Clark County is requiring this Odor Easement from the Wastewater Treatment Plant for its new building in order to issue a Certificate of Occupancy. He recommended approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:03 – 3:04)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 17, 2004**

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: IAIN VASEY, ACTING**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding proposed relocation of the U.S. Post Office from 301 Stewart Avenue (APN #139-34-501-006) to a new site at 201 Las Vegas Boulevard South (southeast corner of Carson and Las Vegas Boulevard South) (APN #139-34-611-050) and authorize the City Manager to execute a release of the U.S. Postal Service and/or General Services Administration from the remaining lease term (\$10 - Industrial Fund) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$10☒**Budget Funds Available****Dept./Division:** Business Development/Economic☐**Augmentation Required****Funding Source:** Industrial Development**PURPOSE/BACKGROUND:**

To retain the presence of the U.S. Postal Service in Downtown Las Vegas by relocating the U.S. Post Office from 301 Stewart Avenue to a new site at 201 Las Vegas Boulevard and release the U.S. Postal Service and/or General Services Administration from the remaining lease term.

RECOMMENDATION:

Approve and authorize the City Manager to execute any and all documents necessary to accomplish the relocation of the U.S. Post Office at nominal cost to the City.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 17, 2004

Business Development

Item 3 – Discussion and possible action regarding proposed relocation of the U.S. Post Office from 301 Stewart Avenue (APN #139-34-501-006) to a new site at 201 Las Vegas Boulevard South (southeast corner of Carson and Las Vegas Boulevard South) (APN #139-34-611-050) and authorize the City Manager to execute a release of the U.S. Postal Service and/or General Services Administration from the remaining lease term (\$10 - Industrial Fund)

MINUTES – Continued:

DOUG LEIN, Marketing Manager, Office of Business Development, indicated that his staff has been working with a downtown building owner regarding a site on which to relocate the downtown U.S. Post Office, whose lease expires in September 2004. The relocation will probably take place in July 2004. He requested approval, with authorization to the City Manager to execute any exit agreement and possibly let the U.S. Post Office out of its lease a month early to facilitate the relocation.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:04 – 3:06)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 17, 2004**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Agreement for the Purchase and Sale of Real Property between Priority One Commercial (on behalf of the City of Las Vegas) and Martin and Sharon Parelman and Gary Menkel for real property located at 408 North 7th Street and 400 North 7th Street, Parcel Numbers 139-34-512-037 and -038 for \$550,000 plus closing costs (City Facilities Capital Project Fund) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$550,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** City Facilities Capital Project Fund**PURPOSE/BACKGROUND:**

The City wishes to purchase the 1,000 sq. ft and 2,372 sq. ft. buildings, which reside on land near City Hall.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Agreement for the Purchase and Sale of Real Property
2. Counter Offer

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that this contract involves the future City Hall expansion project. It includes the purchase of two parcels along Mesquite and 7th Street. The property appraised at \$600,000, but the owner accepted an offer of \$550,000. He recommended approval.

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 17, 2004

Public Works

Item 4 – Discussion and possible action regarding an Agreement for the Purchase and Sale of Real Property between Priority One Commercial (on behalf of the City of Las Vegas) and Martin and Sharon Parelman and Gary Menkel for real property located at 408 North 7th Street and 400 North 7th Street, Parcel Numbers 139-34-512-037 and - 038 for \$550,000 plus closing costs (City Facilities Capital Project Fund)

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:06 – 3:07)

1-110

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 17, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: IAIN VASEY, ACTING

☐

CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an amendment to the Real Property Purchase and Sale Agreement between the City of Las Vegas and SDMI Northwest, LLC, a Nevada Limited Liability Company, on land in the Las Vegas Technology Center - Ward 4 (Brown)

Fiscal Impact

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No Impact

Amount:

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Budget Funds Available

Dept./Division:

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of authorization to amend the Start of Construction date on 2.00 acres of land in the Las Vegas Technology Center sold to SDMI Northwest, LLC (SDMI-NW) for the construction of a 32,000 sq. ft. two-story medical office .

RECOMMENDATION:

It is recommended that the City Council approve an amended Start of Construction Date not later than December 31, 2004 in the Purchase and Sale Agreement with SDMI Northwest, LLC

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Amendment to the Real Property Purchase and Sale Agreement
3. January 8, 2004 Request Letter
4. Disclosure of Principals
5. Site map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 5 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 17, 2004

Business Development

Item 5 – Discussion and possible action regarding an amendment to the Real Property Purchase and Sale Agreement between the City of Las Vegas and SDMI Northwest, LLC, a Nevada Limited Liability Company, on land in the Las Vegas Technology Center

MINUTES – Continued:

DOUG LEIN, Marketing Manager, and “STONEY” DOUGLAS of the Office of Business Development were present. MR. LEIN requested an approval of this amendment to the Purchase and Sale Agreement with Steinberg Diagnostics to extend the start date of construction to the end of 2004. All necessary permits were pulled and escrow closed for \$831,000.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:07 – 3:08)

1-139

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 17, 2004**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Agreement for the Purchase and Sale of Real property between Priority One Commercial (on behalf of the City of Las Vegas) and Doug Ah (U.S.A.) Inc. for real property located at 651 East Mesquite Avenue, 311 and 333 North 7th Street, 620 and 632 Stewart Avenue (\$683,060 + closing costs - City Facilities Capital Project Fund) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$683,060 + closings costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** City Facilities Capital Project Fund**PURPOSE/BACKGROUND:**

The City wishes to purchase these properties in accordance with the City Hall East Tower Project.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Agreement for the Purchase and Sale of Real Property

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, noted a correction to the agreement. Doug Ah merged with D.A. America, so the title is in the name of D.A. America. The title company will change the name to Doug Ah before escrow closes. DEPUTY CITY ATTORNEY PONTICELLO confirmed with MR. ROARK that Doug Ah already merged and will be selling as Doug Ah.

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 17, 2004

Public Works

Item 6 – Discussion and possible action regarding an Agreement for the Purchase and Sale of Real property between Priority One Commercial (on behalf of the City of Las Vegas) and Doug Ah (U.S.A.) Inc. for real property located at 651 East Mesquite Avenue, 311 and 333 North 7th Street, 620 and 632 Stewart Avenue (\$683,060 + closing costs - City Facilities Capital Project Fund)

MINUTES – Continued:

MR. ROARK indicated that this seven-parcel property is located on 7th Street. The property appraised at \$1.975 million, but the owner accepted an offer of \$683,000. He recommended approval. COUNCILWOMAN MONCRIEF commended MR. ROARK for saving the City substantial monies.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:08 – 3:10)

1-178

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 17, 2004

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

(3:10)

1-257

THE MEETING ADJOURNED AT 3:10 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
February 19, 2004